

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:				PJs in State:	6		
% of Funds Committed	<div>100.00</div> %	<div>98.07</div> %	<div>1</div>	<div>97.21</div> %	<div>100</div>	<div>100</div>	
% of Funds Disbursed	<div>97.03</div> %	<div>91.46</div> %	<div>1</div>	<div>90.53</div> %	<div>84</div>	<div>82</div>	
Leveraging Ratio for Rental Activities	<div>4.15</div>	<div>1.95</div>	<div>1</div>	<div>4.97</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>98.05</div> %	<div>82.29</div> %	<div>3</div>	<div>85.01</div> %	<div>55</div>	<div>50</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>77.28</div> %	<div>72.77</div> %	<div>3</div>	<div>73.71</div> %	<div>49</div>	<div>50</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>64.63</div> %	<div>81.04</div> %	<div>6</div>	<div>81.48</div> %	<div>7</div>	<div>10</div>	
% of 0-30% AMI Renters to All Renters***	<div>31.30</div> %	<div>47.81</div> %	<div>6</div>	<div>45.54</div> %	<div>23</div>	<div>0</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>96.18</div> %	<div>95.11</div> %	<div>5</div>	<div>96.14</div> %	<div>29</div>	<div>30</div>	
Overall Ranking:				In State:	<div>3</div> / <div>6</div>	Nationally:	<div>46</div> <div></div>
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$19,417</div>	<div>\$21,475</div>		<div>\$28,248</div>	<div>393</div> Units	<div>46.10</div> %	
Homebuyer Unit	<div>\$15,700</div>	<div>\$20,824</div>		<div>\$15,487</div>	<div>439</div> Units	<div>51.50</div> %	
Homeowner-Rehab Unit	<div>\$16,597</div>	<div>\$16,336</div>		<div>\$0</div>	<div>20</div> Units	<div>2.30</div> %	
TBRA Unit	<div>\$0</div>	<div>\$4,263</div>		<div>\$3,211</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$61,579	\$85,800	\$16,597
State:*	\$73,352	\$80,535	\$19,578
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.75

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	10.6	5.7	5.0	0.0	Single/Non-Elderly:	34.7	64.9	15.0	0.0
Black/African American:	89.2	94.1	95.0	0.0	Elderly:	11.4	1.8	65.0	0.0
Asian:	0.0	0.2	0.0	0.0	Related/Single Parent:	36.8	16.6	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	10.1	14.4	5.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.1	2.1	15.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:					SUPPLEMENTAL RENTAL ASSISTANCE:				
Hispanic	0.0	0.0	0.0	0.0	Section 8:	9.0	1.6 [#]		
HOUSEHOLD SIZE:					HOME TBRA:	0.0			
1 Person:	29.1	19.4	65.0	0.0	Other:	2.1			
2 Persons:	29.6	23.7	15.0	0.0	No Assistance:	88.9			
3 Persons:	27.8	36.7	10.0	0.0					
4 Persons:	10.3	12.5	10.0	0.0					
5 Persons:	2.1	5.0	0.0	0.0					
6 Persons:	1.1	2.1	0.0	0.0					
7 Persons:	0.0	0.2	0.0	0.0					
8 or more Persons:	0.0	0.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			132	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery

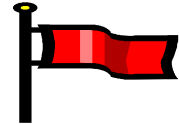
State: AL

Group Rank: 46
 (Percentile)

State Rank: 3 / 6 PJs

Overall Rank: 0
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	98.05	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	77.28	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.63	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	96.18	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.5	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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